

SOLD



441 & 449 E PENDER STREET STRATHCONA **DEVELOPMENT/INVESTMENT** OPPORTUNITY

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COMMERCIAL REAL ESTATE SERVICES

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.



441 & 449 E PENDER STREET

SUMMARY

The subject property is situated in the coveted neighbourhood of Strathcona. The area has experienced rapid growth in commercial and residential development in recent years and features an excellent mix of amenities, public spaces, retail shops, restaurants and cafes. The subject property is situated minutes from downtown Vancouver and is in close proximity to Railtown, Chinatown and Gastown. This location is strategically poised for continued exceptional growth and a massive influx of new businesses and residents.

441 & 449 E Pender Street are both currently vacant and feature a combined frontage of approximately 75 feet along East Pender Street and a depth of approximately 122 feet. This is an exceptional opportunity for developers, investors and owner-occupiers alike.

Development Potential

Strathcona (As per the Downtown Eastside Local Area Plan):

- 35 feet in height
- 0.6 FSR, which could potentially be relaxed to 0.75 FSR or 0.95 FSR for infill sites.

Note: Subject to confirmation and verification by all interested parties.

SALIENT FACTS

Civic Address	441 E Pender Street	449 E Pender Street
Lot Size*	6,100 SF (Approx.)	3,050 SF (Approx.)
PID	015-578-747 015-578-763	015-578-739
Legal Description	LT 24, 25 BLK 70 PL VAP196 DL 196 NWD	LT 23 BLK 70 PL VAP196 DL 196 NWD
Zoning	RT-3 (Two Family Dwelling)	RT-3 (Two Family Dwelling)
Property Tax	\$9,671.60 (2020)	\$4,498.30 (2020)
Sale Price	\$2,200,000	\$1,150,000

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